



**LAURELHURST COMMUNITY CENTER
EXPANSION PROJECT
PAT Meeting
Tuesday, December 14, 2004, 6:30 – 8:00 PM
Laurelhurst Community Center
4554 NE 41st Street**

NOTES

Present – PAT: Steven James, Dave Yim, Al Hovland, Kent Mettler, Nate Benjamin, Christine Barret, Kathleen Hebert, Staff: Maureen O'Neill, Dan Johnson, David Goldberg, Yolanda Abara Guests: Steve Kelly, Ron Graves, Jeannie Hale, Jerry Sherrard

6:30 Introductions

6:40 Workshop #2 Summary

- Catherine Hart - VIA Suzuki, Catherine provided a summary as part of discussing options (see below). Notes from the workshop were distributed.

6:50 Questionnaire Responses

- David Goldberg – Was unable to print out the responses due to computer problems. He indicated that there was a growing number of respondents who want to focus on improving the gym. This increased at the same time that a majority of people want to focus on improving the existing community center. *See attached compilation of responses.*

David discussed the PAT's direction to focus on expanding the existing community center, and that the Levy language's intent is to expand the existing community center. Dan Johnson stressed that even if the direction for spending money was changed, coordination with the school district would be very difficult.

The PAT confirmed their direction to limit the project to expanding the existing community center. Kent and Al suggested that some Laurelhurst CC Advisory Council funds could be spent making small improvements at the gym.

7:00 Design Direction

- Catherine Hart - VIA Suzuki, summarized the options presented at the December 9 meeting. Two design options (A and B) were presented to the PAT Committee for comments. These were the same options that had been previously presented at the Public Workshop on December 9/2004.

Scheme A features re-use of the south portion of the existing Multipurpose Room and westward extension of this room to create a new 2700 sf Multipurpose Room. The remainder of this room becomes Lobby space, the restrooms are located in the NW corner of the main floor, the Office is expanded in the NE corner of the main floor, and the kitchen is relocated to the existing S storage and stairwell area. The lower floor preserves the existing Pottery Room, and adds new circulation, two Activity Rooms, and exterior Restrooms.

Scheme B features relocation of the entire Multipurpose Room to a new addition to the W of the existing building. This addition, similar in form and massing to the existing building, is separated from the main building using a glass connector spine. The existing Multipurpose Room is divided into Lobby space, a new Activity Room featuring the existing fireplace, and expanded Office space. Restrooms are located on the lower floor, along with two Activity Rooms. Scheme B includes a greater percentage of the program space on the upper floor, creating substantial areas of overhang at the lower level.

Both schemes include open circulation to the lower floor, including an elevator on the N side of the building.

Comments on the design options were as follows:

- Option A – most cost effective?
- Reverse bathrooms and office locations so the staff has the territorial view
- Where to locate storage, coat racks and room dividers?
- Any way to incorporate stairwell from Option B in the final design?
- Need elevator large enough for a gurney or table cart, mothers with strollers
- How does pottery program relate to Parks Department facilities in area? Funding for new kiln and glazing room?
- Strong support for second floor deck off MP Room
- Important to get input from community center instructors and staff
- Existing MP Room floor is cold, is it possible to insulate?
- Will HVAC be included in the new space?
- Support for open stairway to lower floor for visibility
- Locate restrooms at NE corner of main floor?
- Study improvements to Pottery Room and potential exterior kiln (note: Parks standards include purchase of glazes rather than on-site mixing; separation of kiln from work area is important safety issue; location of kiln on outside wall is ideal for venting; if kiln is exterior then must be located in covered shelter that is tied into the building architecturally)
- Direct access from kitchen to outdoors is desirable
- Main floor storage is important so that moving of furniture is not dependant on elevator
- Emphasize indoor/outdoor connection between building and landscape
- Important to allow daylight penetration to building interior with expanded footprint
- Fireplace room would be a community asset, as an extension of lobby but usable as a separate space, perhaps a glass divider between
- Include movie wall at outdoor lower level?
- Exterior porch or deck off MP room is very desirable, this is the best view in Laurelhurst
- Parking issues at entry area need to be addressed to preserve as much lawn space as possible (note: VIA Suzuki is awaiting input from City of Seattle re parking and fire truck design parameters and will address the parking issue when these are better known)
- Keep landscape as open as possible
- Emphasize quality of work to new building over quantity of added space
- Need to clarify issue of whether child care facilities are required at Laurelhurst (note: Parks has asked for waiver for LCC from citywide policy)
- Turn gable 90 degrees in Scheme A to blend with existing roofline?
- Staff supervision to include CCTV?
- Need for full commercial kitchen or not? (Note: Parks needs kitchen to accommodate cooking classes with 10-12 participants; proper kitchen needed for catering events, affecting rentability of facility)
- Support for lobby as a useful transition zone and waiting space
- Location of kitchen at SE corner may not provide enough flexibility
- Generally avoid access through one room to get to another (e.g. kitchen through MP Room)
- Restrooms located on lower floor can work given a nice stairway and an elevator
- Ideally both halves of a divided MP Room would have outdoor access – many precedents for this in other Seattle community centers
- Make as many rooms flexible as possible – do dedicated rooms like the Pottery Room make sense?
- Important to delineate outdoor spaces off Activity Rooms as belonging to those rooms, separate from surrounding landscape

- Outdoor restrooms – consider one or two unisex restrooms, should not have direct access into building. (Note: Restrooms generally open from 6am-9pm weekdays, 10am-5pm weekends.)
- Kitchen needs to be fully ADA accessible
- Consider relocation of some parking spaces to island if enlarged; preserve lawn area
- Consider exposing existing W exterior wall at both upper and lower stories within addition, make brick finish a feature and memory of the old building
- New addition can be considered “sibling building” to existing, connected by glass spine
- Consider using sustainability features as an educational component

Discussion of two basic parking concepts. David indicated that there was a strong desire expressed at the December 9 meeting to minimize impacts to the lawn east of the center and to explore options for parking to the SW of the center. Dan indicated that the design team will know more about the number of spaces required as we move forward in design and will consider options at that point.

7:45 Comments from Non-PAT Members

Discussion of general design direction and comments from public attending:

- Locating restrooms on lower floor gives greater flexibility to design; need to balance amount of square footage between upper and lower floors. It is however desirable to locate restrooms nearest the largest rooms in the building.
- Locating the Fireplace Room as a separate but visible element from the Lobby is desirable
- A glazed connector between the buildings is desirable for daylight entry into the building interior
- The size of the MP room was discussed – Parks standards call for 2700 sf as an ideal size for dance classes and event rentals. Keeping the scale of this addition small would necessitate a reduction in the size of this room; Parks will consider community’s recommendation and provide direction.
- Consider relocation of dumpster to allow Parks maintenance access and address issues of noise and odor.
- Consider locating some parking at lower lawn and impact of second entrance on building circulation.

Next Steps

- Landmarks Nomination - December 15th
- Design Commission – January 20th
- January PAT and Workshop Meeting Dates – David will email to find dates during the last week of January/first week of February

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